



I. **Call to Order:** The NWIRDA Board of Director’s meeting was called to order at 10:00 a.m. CST on Thursday, January 14, 2021, via Zoom with Chairman Donald P. Fesko presiding.

II. **Roll Call:** Present: Chairman Donald P. Fesko, Randy Palmateer, Christopher Campbell, Milton Reed, Africa Tarver, Patrick Lyp and Tony Walker. Seven members were present constituting a quorum.

Chairman Fesko thanked Bill Hanna for his 10 years of providing high performing leadership to the RDA and wished him best of luck in his new professional role.

Bill Hanna thanked the Chairman, Board, and past Board members.

III. **General Public Comment:** *None*

IV. **Election of Board Officers:** M. Reed motioned to nominated Donald P. Fesko as Chairperson of the NWIRDA Board of Directors with a second by A. Tarver.

The motion was carried on a roll call vote with six members in favor and none opposed.

	YES	NO
Christopher Campbell	X	
Randy Palmateer	X	
Milton Reed	X	
Patrick Lyp	X	
Africa Tarver	X	
Tony Walker	X	

T. Walker nominated Randy Palmateer as Vice Chairperson of the NWIRDA Board of Directors with a second by M. Reed.

The motion was carried on a roll call vote with six members in favor and none opposed.

	YES	NO
Donald P. Fesko	X	
Christopher Campbell	X	
Milton Reed	X	
Patrick Lyp	X	
Africa Tarver	X	
Tony Walker	X	

R. Palmateer nominated Christopher Campbell as Treasurer of the NWIRDA Board of Directors with a second by A. Tarver.



The motion was carried on a roll call vote with six members in favor and none opposed.

	YES	NO
Donald P. Fesko	X	
Randy Palmateer	X	
Milton Reed	X	
Patrick Lyp	X	
Africa Tarver	X	
Tony Walker	X	

V. **Consent Agenda:** C. Campbell motioned to approve the consent agenda with a second by R. Palmateer.

1. **Minutes:** Board Meeting of December 10, 2020 *Approved*

The motion carried on a roll call vote with seven members in favor and none opposed

	YES	NO
Donald P. Fesko	X	
Christopher Campbell	X	
Randy Palmateer	X	
Milton Reed	X	
Patrick Lyp	X	
Africa Tarver	X	
Tony Walker	X	

VI. **Actions on Recommendations from Fiscal Task Force**

- i. **Resolution 21-01: Governance Agreement Updates:** S.Ziller reported that the Board has been provided with a summary memorandum prepared by legal counsel of the material revisions in the Second Amended and Restated Governance Agreement, and the proposed First Amendment thereto, both of which are the subject of the proposed resolution. The resolution attempts to accomplish 3 things:

- Ratification of the Second Amended and Restated Governance Agreement;
- Board acknowledgment of the FFGA for the West Lake Corridor, and direction to RDA staff to utilize the LIT funds as part of RDA available revenue for the funding and financing of the West Lake Corridor project;
- Approval of the First Amendment to Second Amended and Restated Governance Agreement concerning development of the rail projects.

Sebastian Smelko [Ice Miller] added last year the RDA Board delegated to the Board officers certain authorities to the Board officers and to the Chief Executive Officer to negotiate the Second Amended and Restated Governance Agreement which focused on being responsive to FTA



concerns as well as to allocate additional dollars, if needed, as part as the RDA’s additional contribution on the West Lake project. The First Amendment was approved by FTA at its December 17, 2020 meeting and will be presented to the NICTD Board for approval in its January 25, 2021 meeting.

C. Campbell motioned to approve Resolution 21-01 as presented with a second by M. Reed.

The motion was carried on a roll call vote with seven members in favor and none opposed

	YES	NO
Donald P. Fesko	X	
Christopher Campbell	X	
Randy Palmateer	X	
Milton Reed	X	
Patrick Lyp	X	
Africa Tarver	X	
Tony Walker	X	

VII. Project Status Review

a. Surface Transportation and Development:

i. **Update:** B. Hanna reported that the West Lake Corridor project was awarded the FFGA by the FTA in October 2020 and on January 7, 2021, the Double Track project has also been awarded a FFGA and stated that our progress in achieving these significant milestones have been made possible by an extraordinary team of leaders. The RDA is bringing historic opportunities for NWI and to the State of Indiana, and thanked the Board for their continued support and guidance. B. Hanna also thanked Governor Holcomb for his leadership and involvement, the IFA lead by Dan Huge, NICTD, and RDA staff and consultants, as well as the RDA’s Chief Operating Officer, Sherri Ziller.

b. Transit Development Districts:

i. **Update:** S. Ziller reported that the work on our Transit Development Districts ended the year on a high note with the announcement that developer Saxon Partners plans a \$160 million medically-focused technology and business campus in Munster on land previously held by the Lansing Country Club. This site is less than a mile north of the Ridge Road station and is within the proposed TDD. In fact, Saxon specifically cited the TDD as a factor in the decision to locate the development in Munster and will be asking for help for utilities and access improvements.

S. Ziller also reported that the RDA continues to make progress with Portage, Gary (Miller) and East Chicago and hope to finalize dates for public engagement sessions in those communities within the next week or two. The TDDs already presented in prior public engagement sessions



are being finalized for approval by the Board and review by the state budget committee and that the RDA will we'll continue to work with the remaining communities to finalize their draft TDD boundaries so that we can schedule their public engagement sessions.

c. RDA Operations:

- i. **Update:** S. Ziller reported that staff is currently working on finishing the annual report and we should have an update at our next meeting.

VIII. Unfinished Business:

- i. **City of Hobart Grant: 69th Avenue Project MBE Compliance:** T. Walker followed up with discussions from last month with ODS about the 69th Avenue project and wanted to know if ODS had any updates on Hawk Enterprise.

Barbara Black [ODS] provided an update, stating that on the INDOT report Hawk Enterprise is not an MBE and Jill Huber has been working diligently with the City of Hobart since the last RDA Board meeting. B. Black reported that at the time of the last RDA Board meeting, the INDOT report was misinterpreted.

J. Huber added that during Hawk's evaluation of MWBE's, GE Marshall did not list Hawk Enterprise as a MBE rep but rather a WBE and DBE. Adding that when Hobart was doing their due diligence through the use of the INDOT report, and due to the documents name as MWBE every contractor on that list was an MBE and WBE certified through the State and that since the last meeting it has been resolved.

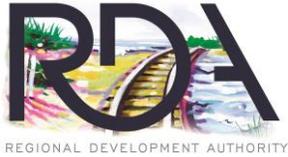
IX. New Business:

- i. **Update:** D. Fesko addressed that with the departure of Bill Hanna, the RDA Board is required to have a named CEO in place and therefore asked the Board to consider naming Sherri Ziller as Interim Chief Executive Officer until a replacement is determined.

T. Walker motioned to approve naming Sherri Ziller the Interim Chief Executive Officer of the NWIRDA with a second by R. Palmateer.

The motion carried on a roll call vote with seven members in favor and none opposed

	YES	NO
Donald P. Fesko	X	
Christopher Campbell	X	
Randy Palmateer	X	
Milton Reed	X	
Patrick Lyp	X	
Africa Tarver	X	
Tony Walker	X	



S. Ziller addressed the Board and thanked Chairman Fesko and RDA Board members in trusting her with this new role and that it is such an honor and privilege to be named Interim CEO of the RDA.

- X. **2021 Board Planning Calendar:** The quarterly Board meeting structure is reflected in the planning calendar.
- XI. **General Public Comment:** *None*
- XII. **Adjournment:** Without further business the meeting was adjourned.

Respectfully submitted by Amy L. Jakubin